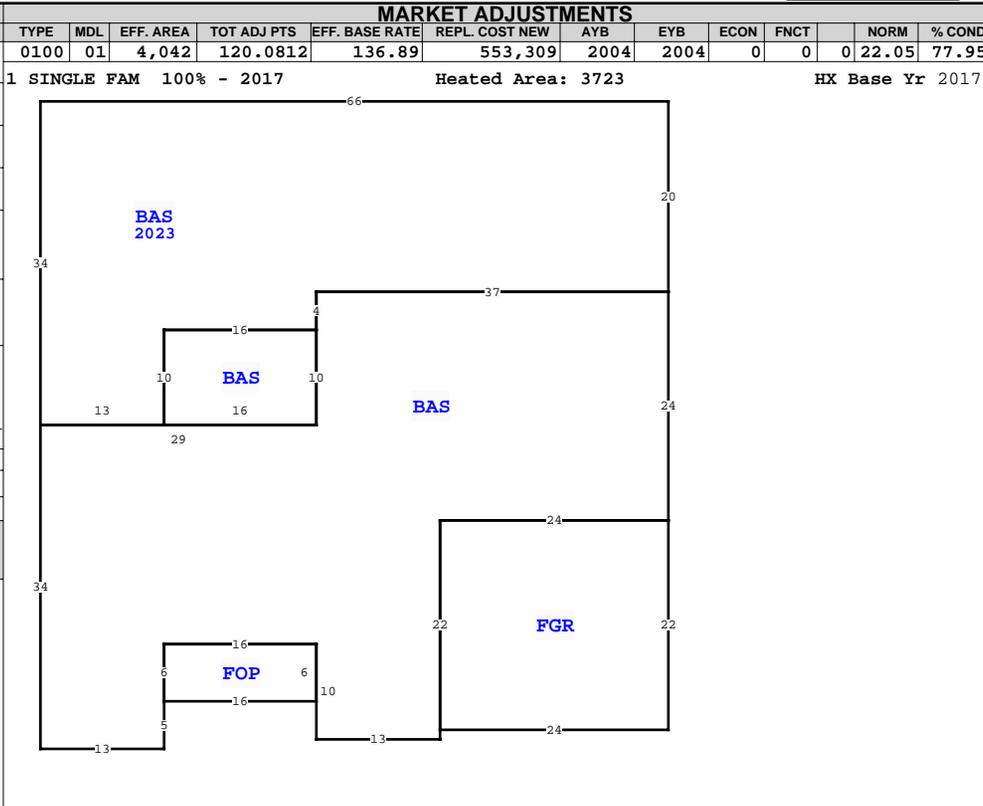


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060	1.00/



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	17,073
BAS	1,997	100		1,997	213,091
BAS	1,566	100	2023	1,566	167,101
FGR	528	55		290	30,945
FOP	96	30		29	3,095
TOTALS	4,347			4,042	431,304

3944 NW COLONIAL GLN, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

VALUATION SUMMARY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		431,304
TOTAL MARKET OB/XF VALUE		52,022
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		518,326
SOH/AGL Deduction		158,790
ASSESSED VALUE		359,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,125
TOTAL JUST VALUE		518,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
839	MAINT/ALTR	0	09/14/2016
474	ADDN SFR	52	02/13/2015
474	ADDN SFR	270	12/30/2014
2974	SFR	531	06/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/2780	7/11/2013	WD	U	I	38	130,000
GRANTOR: CARLOS H NATER-MARRER						
GRANTEE: EMAD I ATTA						
1017/0037	5/27/2004	WD	Q	V		27,500
GRANTOR: JOHN RUSSELL NORTH						
GRANTEE: CARLOS H NATER-MARR						

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	442.00	UT	7.50	7.50	100	2004	2004	3	100	3,315	
3	0166	CONC,PAVMT	0	100	0	2,576.00	UT	2.00	2.00	100	2004	2004	3	100	5,152	
4	0166	CONC,PAVMT	0	100	0	2,580.00	UT	2.00	2.00	100	2015	2015	3	100	5,160	
5	0280	POOL R/CON	0	100	18	648.00	UT	70.00	70.00	100	2016	2016	3	82	37,195	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W37 S4 S10 W29 S34 E13 N5 N6 E16 S10 E13 N1 N22 E24 N24 \$	
FGR=[ORIG=-24,46] E24 N22 W24 S22 \$	
BAS=[ORIG=-37,4] W16 S10 E16 N10 \$	
FOP=[ORIG=-53,43] E16 N6 W16 S6 \$	
BAS=[YR=2023;ORIG=0,-20] W66 S34 E13 N10 E16 N4 E37 N20 \$	

LAND DESCRIPTION		TOTAL OB/XF 52,022																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							